



### 46 Central Road Clifton Springs VIC

Discover the perfect canvas for your dream home or development project with this exceptional 598m<sup>2</sup> rectangular block in the sought-after suburb of Clifton Springs. Boasting a generous 15.4m frontage, this prime piece of land offers endless potential for astute buyers and investors alike. Enjoy the convenience of being just moments away from the local golf course, boat ramp, parks, schools, shops, and cafes. Everything you need for a comfortable and vibrant lifestyle is right at your doorstep.

Subject to council approval (STCA), this expansive block presents an exciting opportunity for development. Whether you're considering building a stunning family home or exploring other possibilities, this land offers flexibility and scope. Clifton Springs is renowned for its community atmosphere and picturesque surroundings. With easy access to essential amenities and recreational facilities, it's

**Price** : \$400,000 - \$430,000  
**Land Size** : 598 sqm  
**View** : <https://www.huntersrealestate.com.au/sale/vic/geelong-district/clifton-springs/residential/land/8074735>



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